



# Contra Costa County Public Works Department

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October 14, 2019

To: Interested Design-Build Firms

RE: Request for Statement of Qualifications ("RFQ") for Design-Build ("DB") Services to construct West County Re-Entry, Treatment and Replacement Housing (WRTH) ("Project"), and that the County has determined that all D/B Entities must be prequalified.

The Capital Projects Management Division, Public Works Department, is requesting Statements of Qualifications ("SOQs") from firms interested in providing DB services for the subject project. **SOQs are due at the Capital Projects Management Division office, 255 Glacier Drive, Martinez, CA 94553, no later than 2:00 p.m. (PDT), Friday, December 6, 2019.** SOQs shall be addressed to the attention of Mr. Ramesh Kanzaria, Division Manager

## **PROJECT SUMMARY DESCRIPTION:**

The proposed new structures will comply with the 2016 California Building Code, Title 15 and Title 24 requirements and Contra Costa County Building Design and Construction Guidelines. Note: Final plans approval and permit will need to comply with 2019 CBC which goes into effect January 1, 2020.

The project, referred to as the **West County Reentry, Treatment, and Housing Facility (WRTH)** will address the identified needs for safe, high-security replacement housing by constructing a 106,430 square foot housing complex inside the existing and operating West County Detention Facility (WCDF). The new West County Re-entry, Treatment and Housing Facility (WRTH) shall include the following program elements:

- Re-entry services Center providing for therapeutic, rehabilitative, academic and vocational programs as well as staff offices.
- A medical/psychiatric outpatient clinic.
- In-person non-contact visitation, child-parenting contact visitation and video visitation.
- Central control, holding and transportation and other security related functions.
- Adult detention facilities, (288) beds consisting of three 64-bed high-security Housing Units with extensive program and support elements and two behavioral health units. A 32-Bed Intensive Services Unit (ISU) for Incarcerated Persons (IP's) with serious and persistent mental illness and a 64-bed Special Services Unit (SSU) for IP's with mild to moderate mental health diagnoses who are relatively stable but continue to require treatment and programming support for ongoing recovery. A portion of IP's in the ISU may, when more stabilized and recovered, be "stepped down" to the SSU, but the most severely mentally ill IP's in the ISU may never achieve that level of functioning and may spend their entire time at WRTH in the ISU.

The West County Re-Entry, Treatment and Housing Facility (WRTH) will leverage a wide variety of support facilities already in place at the West County Detention Facility (WCDF), and to some extent at the Martinez Detention Facility (MDF), to optimize operational and

staffing efficiency. Intake and release will continue to be operated only at MDF. The most acute psychiatric inmate-patients will also remain at MDF (in M Module).

These are decompensated inmates displaying severe mental health or substance withdrawal conditions. They will be transferred to the behavioral health units at WRTH after they are stabilized. WCDF will provide the following support services for WRTH: First point of visitor and staff entry, Food Services, Laundry, Warehouse and building maintenance, Main library, Custody administration and Staff support facilities.

The estimated project construction costs, including Design-Build A/E Fees, for building, sitework and Owner Allowance is approximately **\$84,000,000.00**. The County has retained Vanir Construction Management, Inc. ("Vanir"), for Project and Construction Management support services.

**Interested firms may obtain copies of the RFQ at the following website:**

<https://www.contracosta.ca.gov/cpmprojects>

**A pre-SOQ conference is scheduled for Wednesday, November 6, 2019, 9:00 A.M. in Conference Room 101 on the 1<sup>st</sup> floor, at the McBrien Administration Building, 651 Pine Street, Martinez, CA 94553.** The County encourages the participation of LBE/SBE/MBE/WBE/DVBE/DBE firms.

Questions regarding this RFQ are to be in writing and directed to Dan Ferguson - Vanir Project Director, ([Dan.Ferguson@Vanir.com](mailto:Dan.Ferguson@Vanir.com)) no later than **2:00 p.m., Wednesday, November 27, 2019**. If necessary, responses to questions will be issued via an addendum which will be posted on the website. The County reserves the right to reject any / all SOQs. The County looks forward to an enthusiastic response to this RFQ.

Sincerely,



Ramesh Kanzaria, RA  
Capital Projects Division Manager